

PLANNING COMMISSION MINUTES

March 16, 2010

7:00 pm

Present: Chairman Clark Jenkins, Vice-Chairman Tom Smith, Dave Badham, Michael Allen, Barbara Holt, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen, and Recording Secretary Connie Feil.

Absent: City Council Representative Beth Holbrook, and Ray Keller.

Dave Badham made a motion to approve the minutes for February 16, 2010 as written. Tom Smith seconded the motion and voting was unanimous in favor.

- 1. PUBLIC HEARING – Continued from February 16, 2010 – Consider approving or disapproving a zone map amendment from Residential Foothill (R-F) to Residential Foothill Planned Unit Development (R-F-PDO) located at approximately 1200 E. Highland Oaks Drive, Autumn Wood Development, applicants.**

Chairman Clark Jenkins stated to those present that the developers of Autumn Wood have asked to continue the hearing to give them more time to evaluate their proposal.

Aric Jensen explained that Staff met with Mr. Cedar Jordan a week ago and discussed some alternative development scenarios. Subsequent to that meeting, the City Engineer provided Mr. Jordan some illustrations showing the estimated infrastructure updates necessary to build the development as proposed. At this time the developer would like additional time to review the materials provided by staff, and therefore requests that the Commission continue the discussion until the next regularly scheduled meeting, which is April 6, 2010.

Barbara Holt made a motion to continue the public hearing to April 6, 2010. Dave Badham seconded the motion and voting was unanimous in favor.

- 2. Consider preliminary and final commercial site plan approval for Zion's Bank, located at 5 N. main, Jay Lems/Prescott Muir Architects, applicants.**

Aric Jensen explained that Prescott Muir Architects, applicant and agent for Zion's Bank, are requesting preliminary and final site plan approval for a 9,500 sq ft commercial building and a 1,100 sq ft detached drive through canopy, located at 5 North Main Street. The proposed site plan encompasses the existing Zion Bank site and a former residential property that the Bank purchased several years and that is currently a vacant lot. Since both of these properties are/were developed at some point in the past, all of the necessary infrastructure is in place to service the new bank building and drive through canopy, with the exception that there is not a storm drain facility in Center Street. The roof drains from the bank building can tie into the large storm drain pipe on Main Street if

necessary. The remaining site either drains southwest to Center Street, or northwest to the parking lot owned by the RDA. The City is in the process of designing an upgraded storm drain system for 100 West with laterals extending up Center Street, 100 North, etc. Zion's Bank will be required to build a detention basin in the landscape area on the east side of the drive through canopy that will feed into a catch basin in Center Street, which in turn will connect to the upgraded storm drain system in 100 West.

The bank building itself is two stories high, with approximately 4,700 sq ft on each level. It will be located essentially within the same footprint as the existing bank building. The exterior of the building will be clad primarily in polished stone, anodized aluminum, and glass. The drive through canopy will be of similar materials and colors as the bank building, but will not have solid walls. A materials board was presented to the Commission for review.

The bank building will have a set of doors opening onto Main Street, and a set opening to the parking lot on the west, similar to the current configuration. The drive through canopy will be located on the vacant lot, and the drive through entrance will be off of Center Street, and will exit through the RDA parking lot on the west. A new, centrally located dumpster enclosure will be built on the RDA property, and will service all of the businesses located on the west side of Main Street between Center Street and 100 North.

Staff recommends preliminary and final commercial site plan approval for the Zion Bank commercial building, with the finding that it meets the minimum site plan criteria set forth in Section 14-2-304, with the following conditions:

1. The landscaping plan and landscaping be completed to the satisfaction of the Planning Director prior to final occupancy approval.
2. The redline changes, including the detention basin and the connection to the future storm drain system, be made as requested by staff.
3. New or amended cross access and utility easements be recorded as necessary to cover the site improvements.
4. Any additional redline corrections be made prior to building permit approval.

There was a discussion among the applicants and the Commission.

Tom Smith made a motion to recommend to the City Council preliminary and final commercial site plan approval for the Zion Bank, located at 5 N. Main, subject to the conditions outlined by Staff. Barbara Holt seconded the motion and voting was unanimous in favor.

3. Planning Director's report and miscellaneous business.

City Attorney, Russell Mahan, discussed the legal implications of Autumn Woods with the Planning Commission.

Meeting adjourned at 7:55 pm